

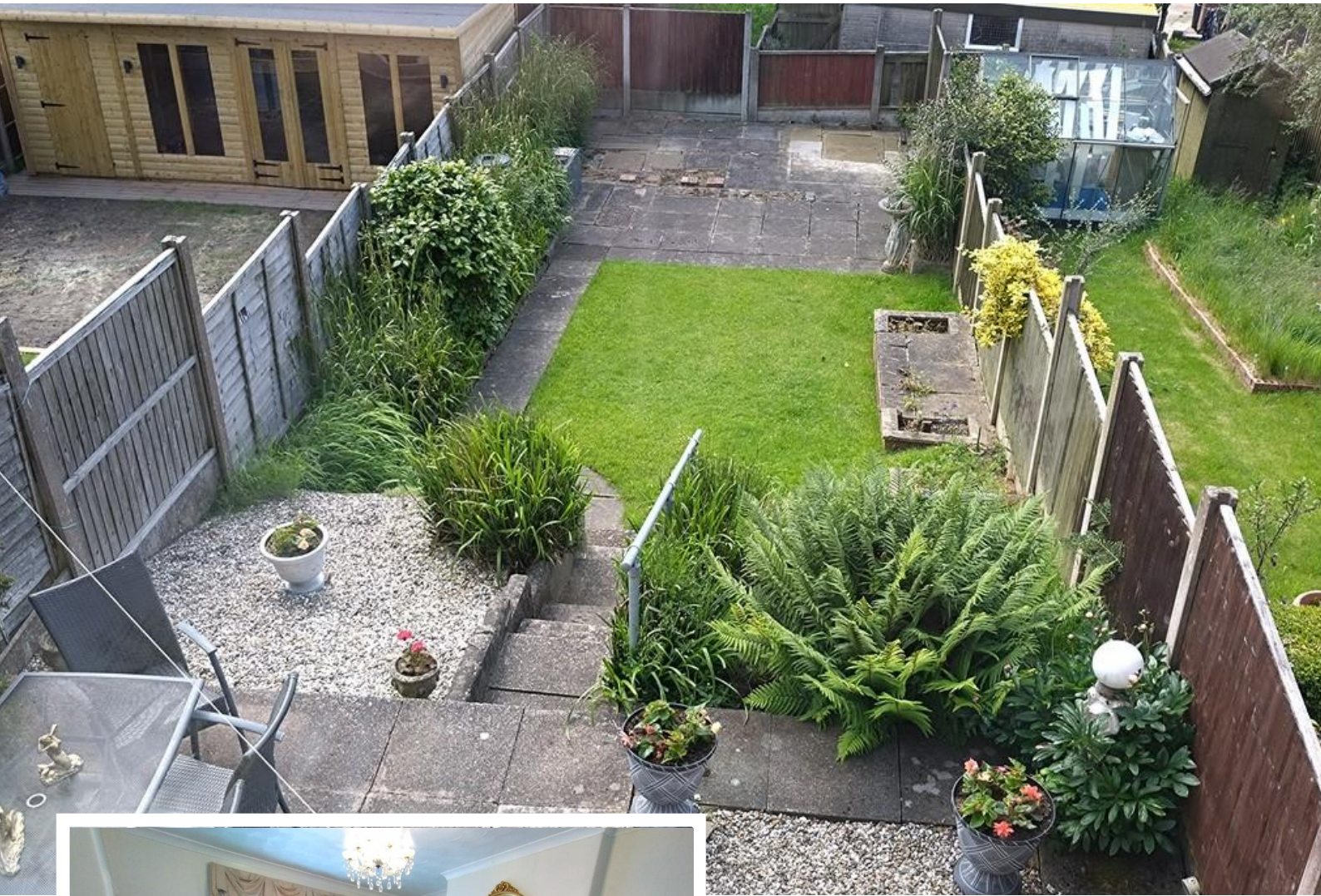


Colclough Lane
Sandyford, ST6 5RL

- THREE BEDROOM TOWN HOUSE
- WITHIN A POPULAR LOCATION
- HALL, LOUNGE, KITCHEN
- GROUND FLOOR BATHROOM & W.C
- GOOD SIZED REAR GARDEN
- UPVC D/G, GCH
- EASY ACCESS TO THE A500
- VIEWING ESSENTIAL

£129,995





Property Description

INTRO

Shaw's & Co are delighted to offer an ideal first time buy or investment property! Comprising; hall, lounge, kitchen, a ground floor bathroom & W.C, three first floor bedrooms, useful landing area with shower potential shower room space. Externally a front garden, a good sized rear garden area landscaped with patio areas and lawn. UPVC double glazing & gas central heating. The property is within easy access to all facilities and excellent road links to the A500/A34. Viewing essential without delay!

DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST6 5RL. Turn off High Street and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor.
Door to:





LOUNGE

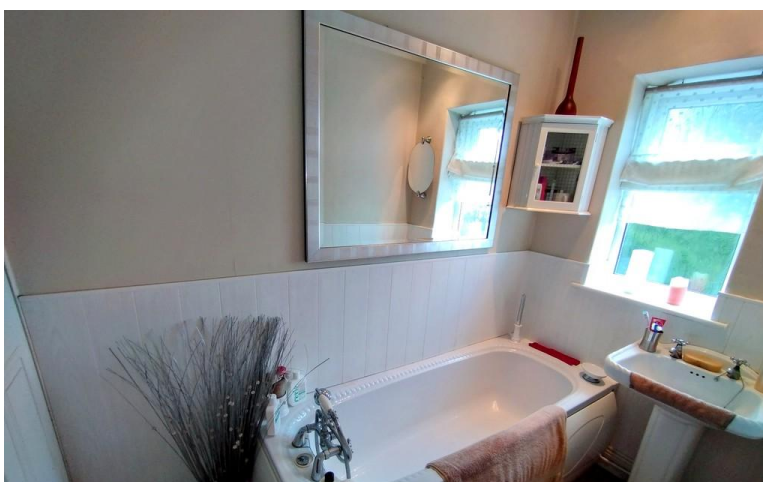
12' 7" x 12' 6" (3.84m x 3.81m)

Bow window to the front elevation. Laminate flooring, coving to the ceiling, radiator. Door to:

KITCHEN/DINER

10' 7" x 7' 11" (3.23m x 2.41m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in double oven. Wall mounted gas central heating boiler. Understairs store. Tiled floor, radiator. UPVC external access door, under stairs store area.



GROUND FLOOR BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, wash hand basin. Store cupboard, radiator.

W.C

Separate room with low level W.C.

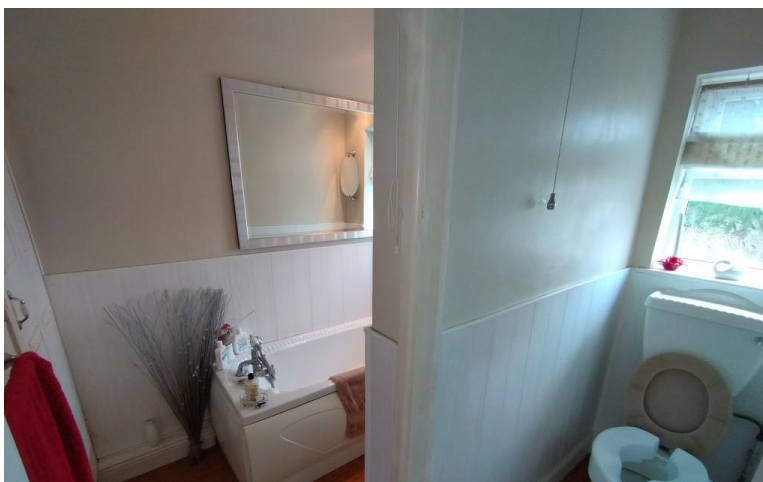
FIRST FLOOR LANDING

Flying freehold over the entry gives extra space to possibly add a shower room. Access to the loft. Doors to:

BEDROOM ONE

12' 6" x 10' 7 plus recess" (3.81m x 3.23m)

Window to the front elevation. Radiator.



BEDROOM TWO

12' 9" x 8' 6" (3.89m x 2.59m)

Window to the rear elevation. Radiator.

BEDROOM THREE

9' 2" x 8' 7" (2.79m x 2.62m)

Window to the rear elevation. Currently has a corner shower cubicle. Radiator.

EXTERNALLY

FRONT

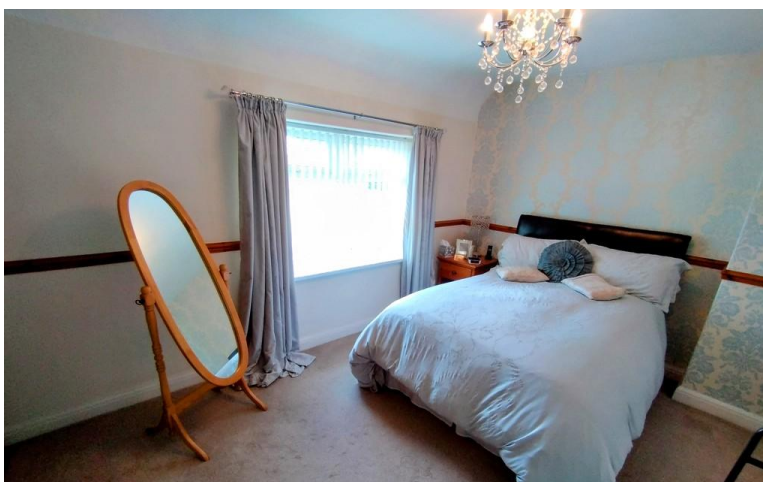
Shrub borders. Shared access. Enclosed by fencing. Entry leads to:

REAR

A generous landscaped garden being of paved patio, with steps down to a laid to lawn garden area. Enclosed by fencing.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.





FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



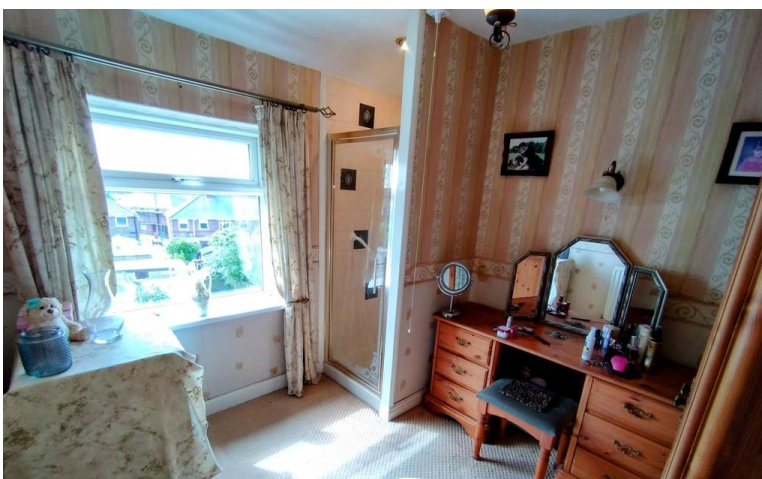
LOCAL AUTHORITY

Stoke On Trent City Council

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 58D Potential: 77C







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements